

CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Spencer Howard, Spencer Howard Design + Construction Management for Finial Orb Heights I LP, owner

Property: 711 Heights Boulevard, Lot 10, Block 261, Houston Heights Subdivision. The property includes a historic 1,408 square foot, one-story wood frame mixed use building and a detached garage situated on a 7,500 square foot (50' x 150') interior lot.

Significance: Contributing Bungalow mixed use structure, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – Install a wood ADA ramp on the north elevation of the historic mixed use structure.

- Remove non-original louvered windows on the rear enclosed porch and install wood two-lite windows and a single lite entry door.
- Remove a non-original metal porch cover on the rear elevation

See enclosed application materials and detailed project description on p. 5-18 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

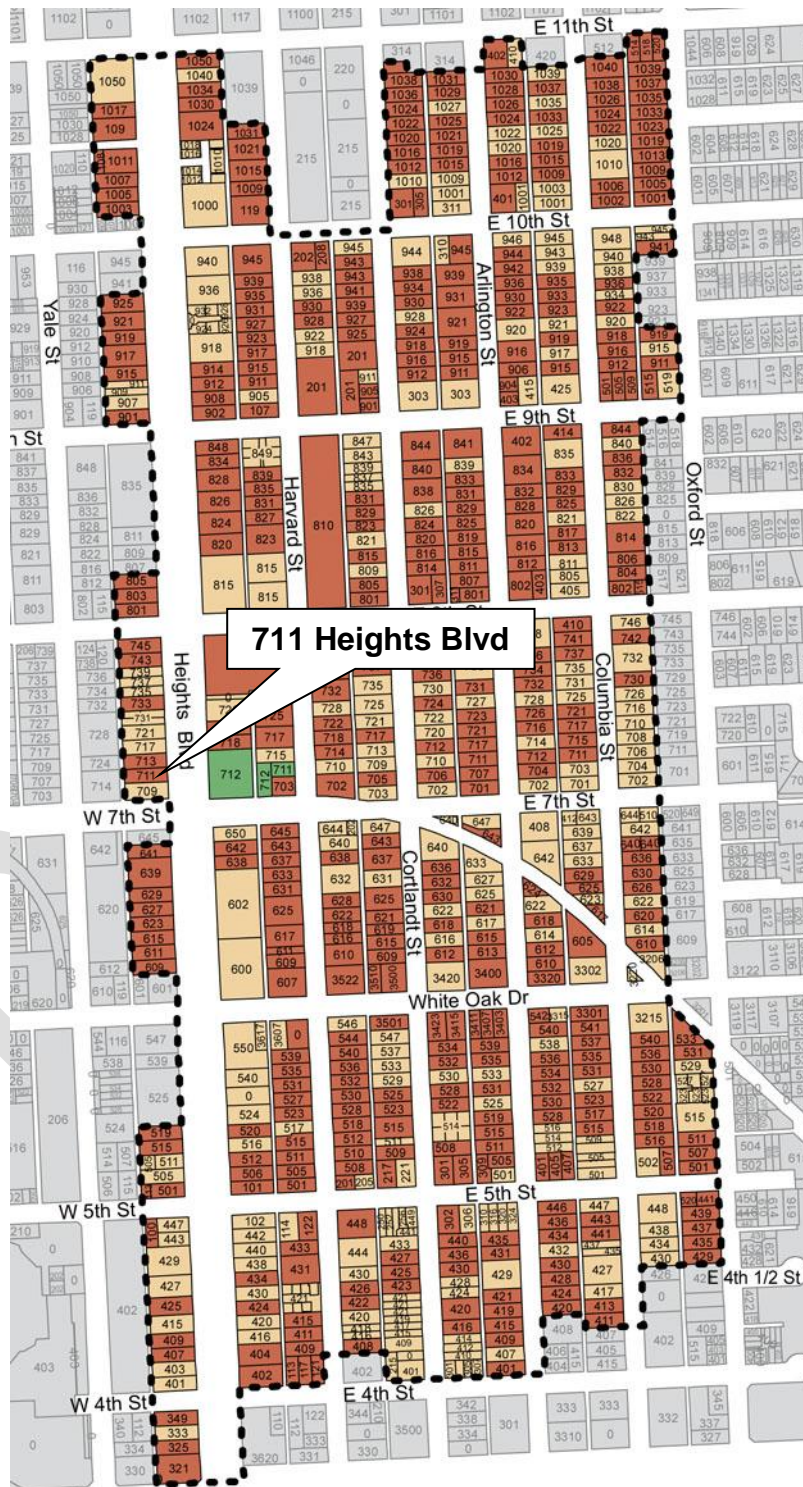
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|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



3D RENDERING – FRONT FACING HEIGHTS BOULEVARD

PROPOSED



EAST ELEVATION – FRONT FACING HEIGHTS BOULEVARD

EXISTING

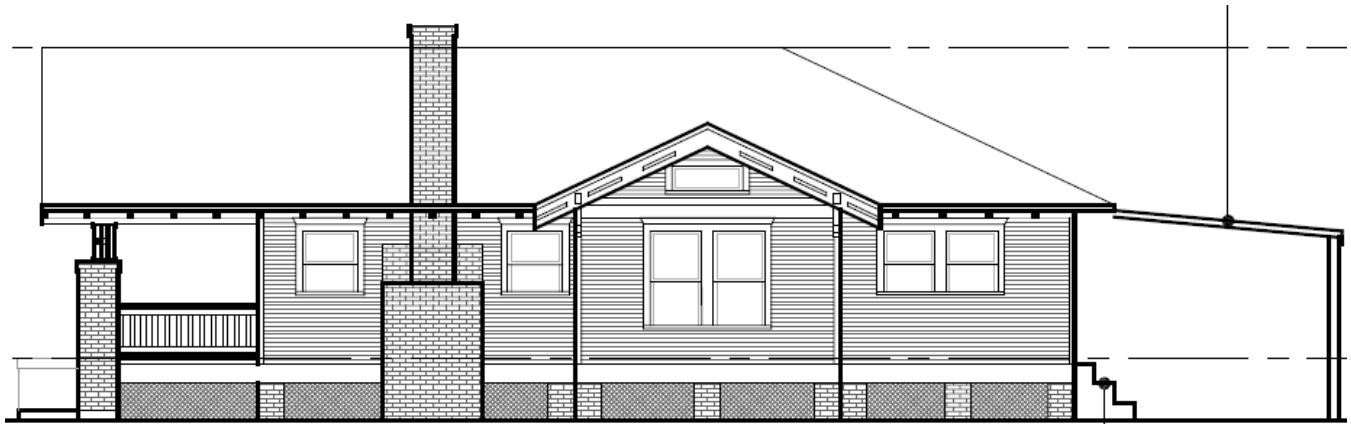


PROPOSED

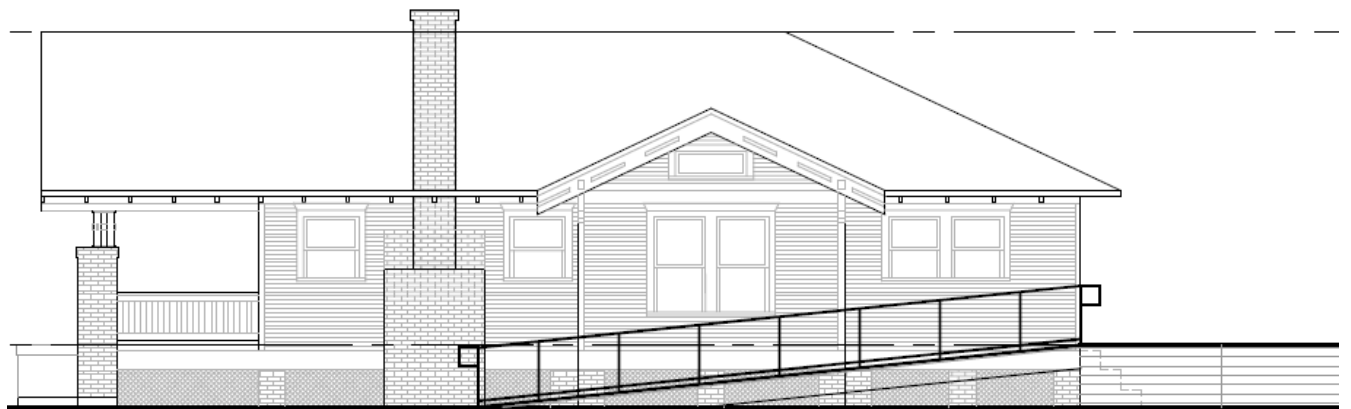


NORTH SIDE ELEVATION

EXISTING

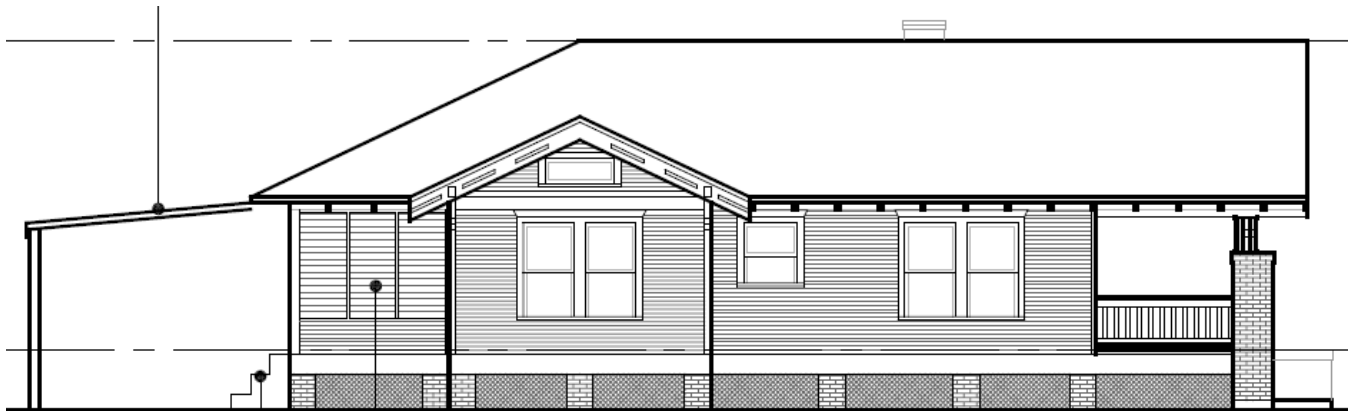


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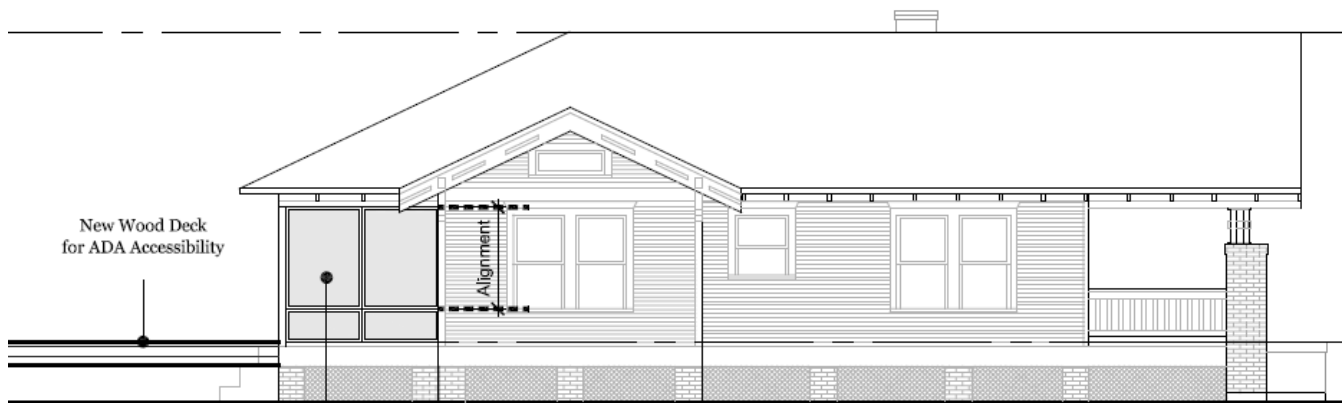


SOUTH SIDE ELEVATION

EXISTING

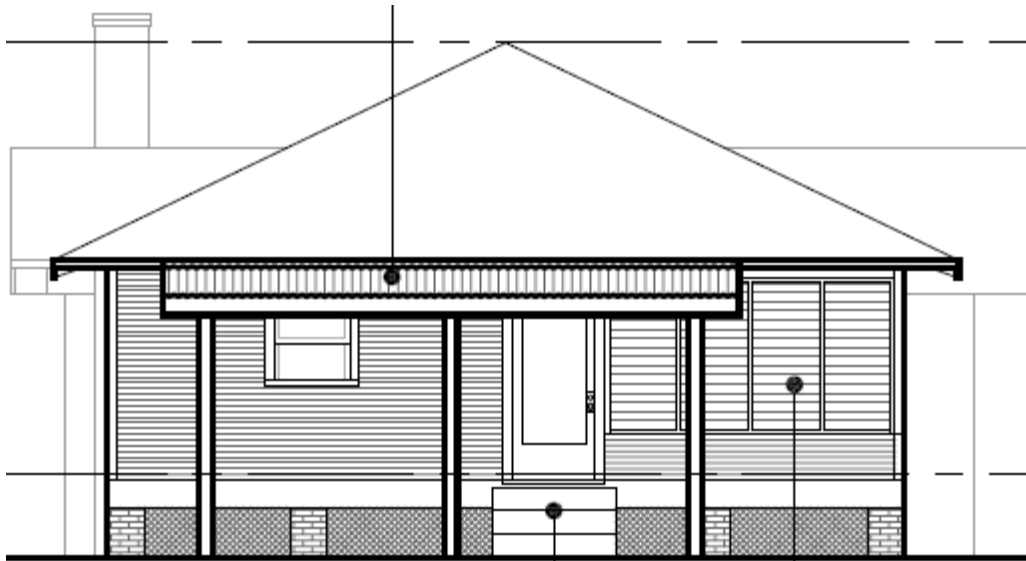


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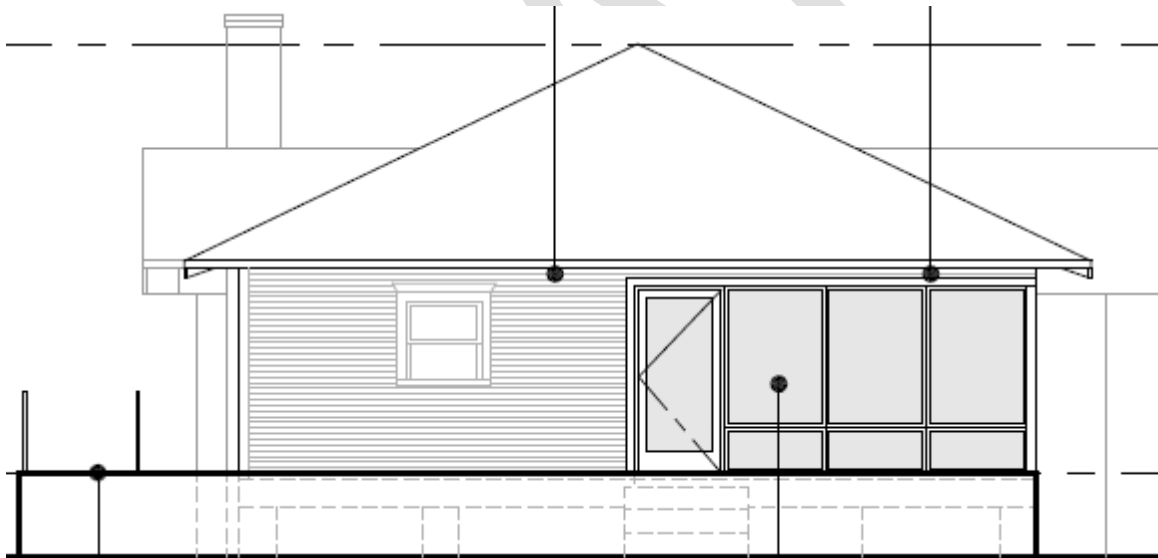


WEST (REAR) ELEVATION

EXISTING



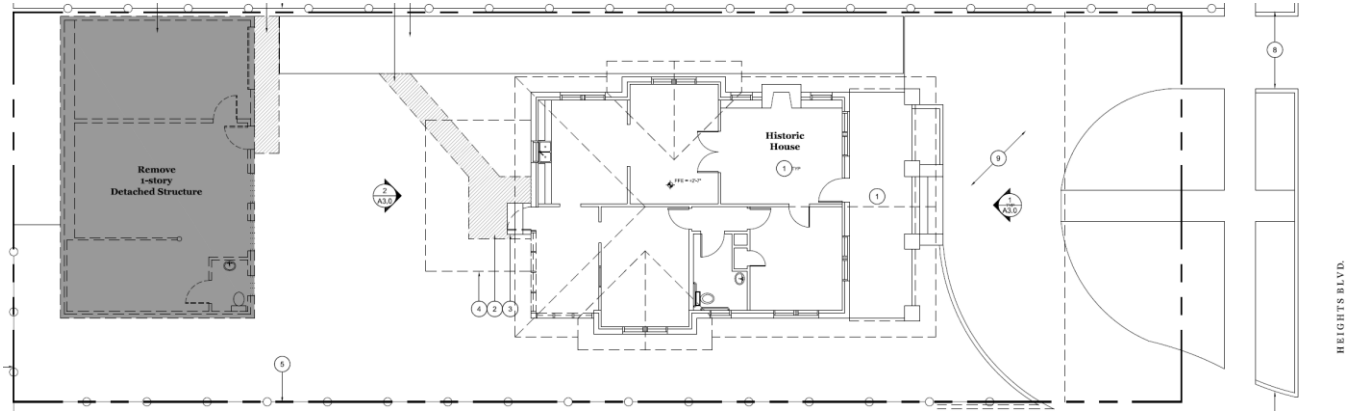
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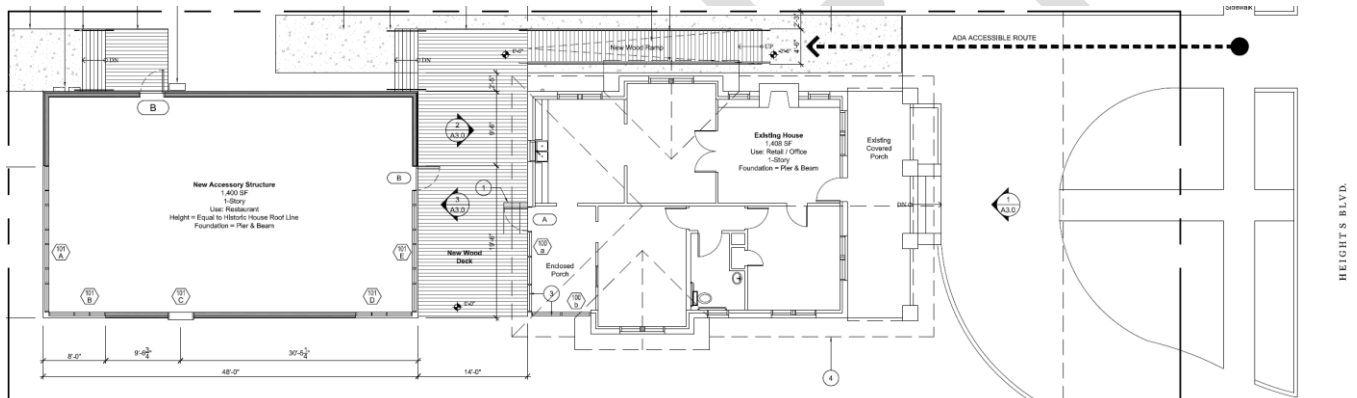


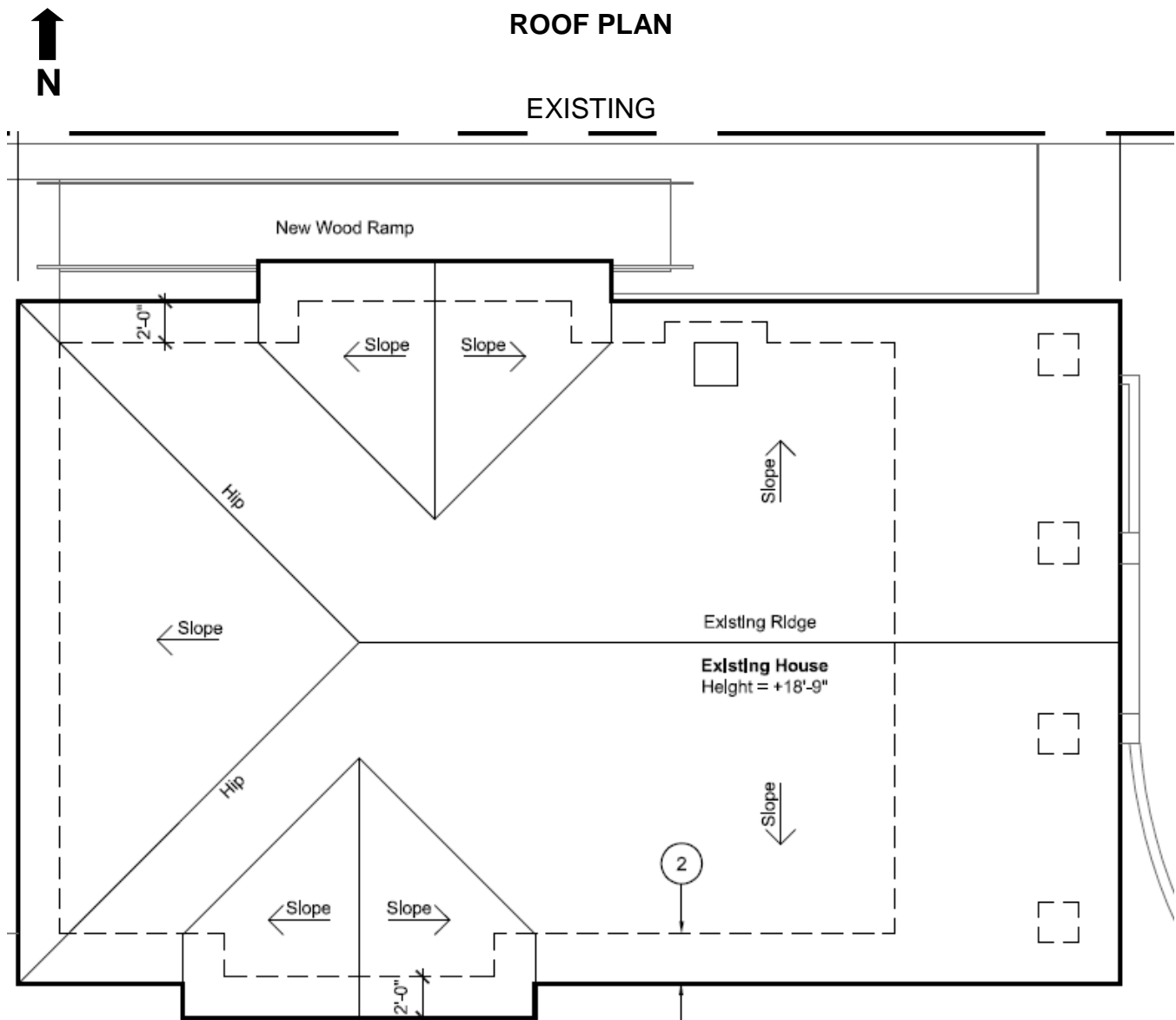
SITE PLAN

EXISTING



PROPOSED

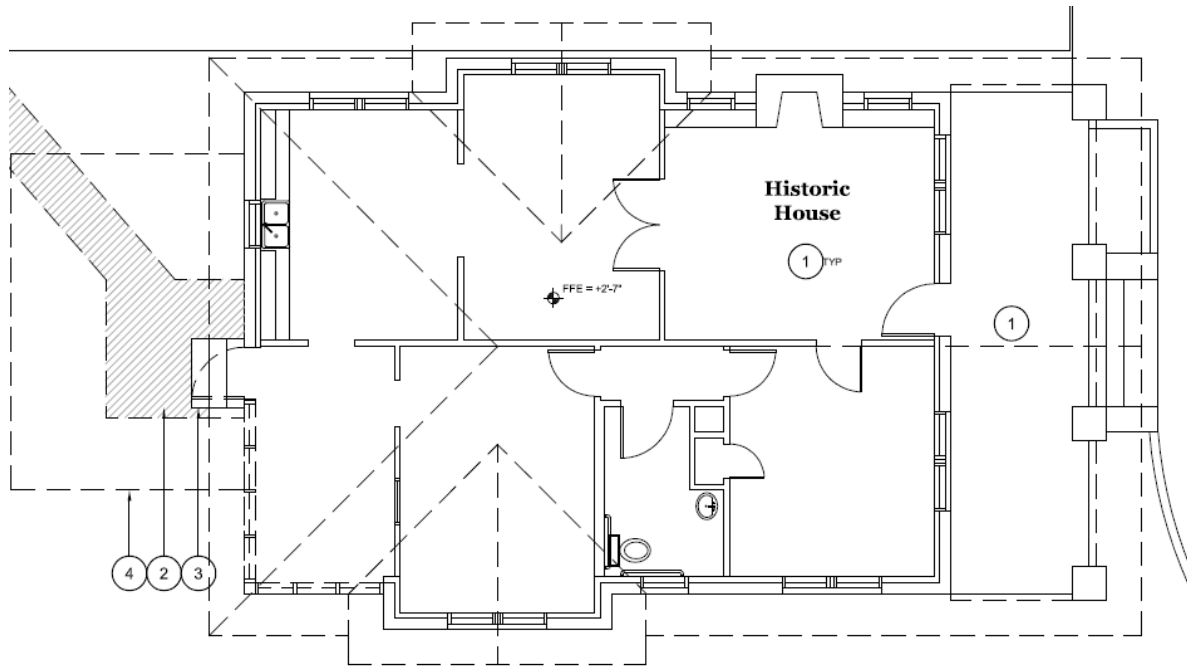




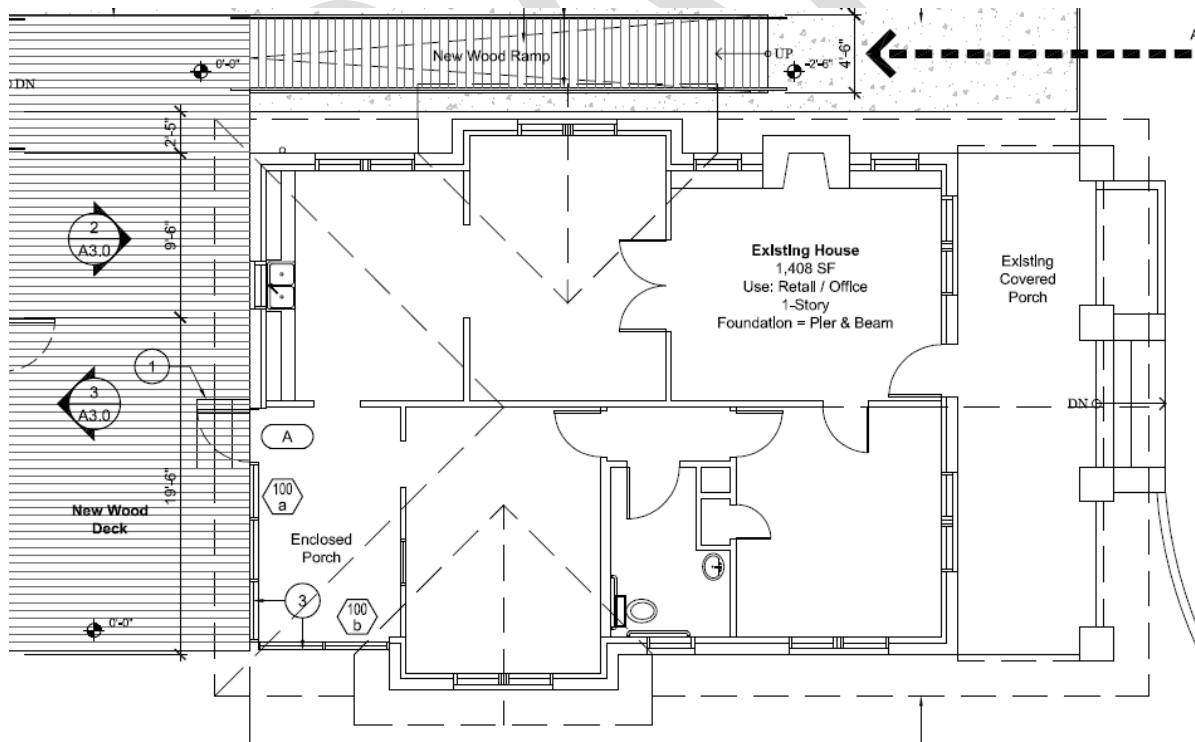


FIRST FLOOR PLAN

EXISTING

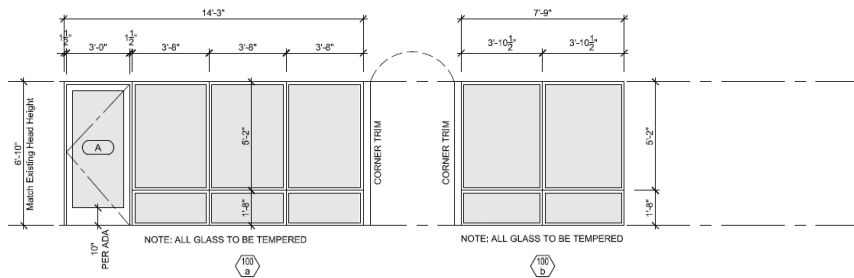


PROPOSED



WINDOW / DOOR SCHEDULE

SUB-HEADING



Historic House - Porch Enclosure Windows & Doors

Manufacturer: Loewen Windows
Type: Fixed / Fixed Windows
Series: Craftsman Replica Window & Profile
Casing: Craftsman
Exterior Wood: Douglas Fir (Kiln-Dried)
Exterior Finish: Painted to match other exterior trim and windows
Interior Finish: Douglas Fir, tung oil finish
Glass Type: Clear Double Pane Insulated Glass Unit
SHGC: 0.25
Hardware Finish: Brushed Chrome

PHOTOS SUBMITTED BY APPLICANT

EXISTING PORCH WINDOWS TO BE REPLACED



EXISTING PORCH WALL TO REMAIN



EXISTING PORCH WALL TO REMAIN



PORCH COVER TO BE REMOVED



EXISTING REAR WALL TO REMAIN



PROJECT DETAILS

Shape/Mass: The residence measures 32'-5" wide overall, 40'-6" deep, and 18'-9" to the ridge. The residence features a non-original metal shed roof rear porch cover that measures 14'-10" deep; the porch cover will be demolished. A wood ADA ramp will be constructed on the north elevation. The ramp will measure 4'-6" wide and 30' deep. The ramp will connect to a rear wood deck.

Setbacks: The existing residence is setback 35'-10" from the front property line. 9'-11" from the side, north property line, 7'-8" from the side, south property line, and 65'-4" from the rear property line. The proposed ramp will be setback 4'-3" from the side, north property line.

Foundation: The existing residence is built on a pier and beam foundation with a finished floor height of 3'-1". The rear proposed deck will have a height of 3'-1".

Windows/Doors: The residence features wood 1-over-1 sash windows and a 6-lite wood entry; the entry door and all existing 1-over-1 sash windows will be retained. The rear enclosed porch features non-original louvered windows. The louvered windows will be replaced with wood 2-lite fixed windows. A rear non-original entry door will be replaced with a single lite wood entry door.

Exterior Materials: The residence is clad with wood 117 lap siding; all existing wood 117 siding will be retained.

Front Elevation: Please see elevation drawings on pg. 6
(East)

Side Elevation: Please see elevation drawings on pg. 7
(North)

Side Elevation: Please see elevation drawings on pg. 8
(South)

Rear Elevation: Please see elevation drawings on pg. 9
(West)